

**ADJOINING PROPERTY OWNERS FOR 12962 LIVESTOCK ROAD**

Willow Springs Limited Partnership  
c/o Thomas C. Beach III  
P.O. Box 31  
West Friendship, MD 21794-0031  
(15.001)

Livestock Road, LLC  
c/o Gould Property Company  
1725 Desales St. NW, Suite 900  
Washington, DC 20036-4404  
(15.001)

## Requested Zoning

**Search Street:**

LIVESTOCK RD

Next

**Property Information:**

Amendment No.: 15.001

Current Zoning: POR

Requested Zoning: RC-DEO

Tax Account ID.: 1403344568

Map: 15

Grid: 4

Parcel: 145

Lot: PAR B

Acres: 4.5

Address: 12962 LIVESTOCK RD

City/State/Zip: WEST FRIENDSHIP, MD 21794

**Owner:**

Name: WILLOW SPRINGS I LIMITED PARTNERSH

Email: tbeach@wtplaw.com

Phone: 4103478722

Mailing Address: PO BOX 31

City/State/Zip: WEST FRIENDSHIP, MD 21794

**Representative:**

Name: Thomas C. Beach III

Email: tbeach@wtplaw.com

Phone: 410-347-8722

Mailing Address: Suite 1500, Seven St. Paul St.

City/State/Zip: Baltimore, MD 21202

**Decision:**

Planning Board Decision:

Planning Board Vote:

Council Decision:

Council Vote:

COH

# Zoning Map Amendment Request Form

**Howard County**  
**Comprehensive Zoning Plan**  
Department of Planning and Zoning

[Word 2007 Version]  
Before filling out this form, please read the  
Instructions section at the end of the form.

## A. Property Information

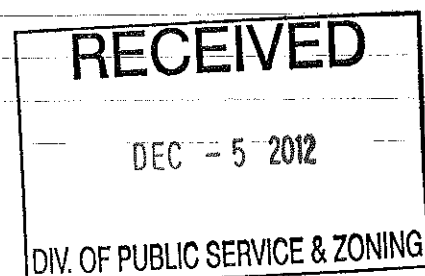
|   |  |                              |                                  |
|---|--|------------------------------|----------------------------------|
| 1 | Address / Street (Only)                    | 12962/66/80                  | Livestock Road                   |
| 2 | Tax Map Number                             | 15                           | Grid 0004                        |
| 3 | Parcel(s)                                  | 145                          |                                  |
| 4 | Lot(s)                                     | Lot 29/ Parcel A/ Parcel B   |                                  |
| 5 | Tax Account Data:                          | District 03                  | Account # 344568/ 344541/ 313417 |
| 6 | Size of Property:                          | Acres                        | Square feet 16,940               |
| 7 | The Property is currently zoned:           | POR/ POR/ RC-DEO             |                                  |
|   | I request that the Property be rezoned to: | POR to RC-DEO/ RC-DEO to POR |                                  |

## B. Owner Information

|    |  |   |
|----|--|---|
| 8  | Owner Name                                   | Willow Springs I Limited Partnership/Thomas C. Beach III, Pres. |
| 9  | Mailing street address<br>or Post Office Box | P. O. Box 31, 13343 Pipes Lane                                  |
|    | City, State                                  | West Friendship, MD   |
|    | ZIP Code                                     | 21794-0031  |
|    | Telephone (Main)                             | 410-347-8722  |
|    | Telephone (Secondary)                        | 410-489-9490  |
|    | Fax  | 410-223-3722  |
| 10 | E-Mail                                       | tbeach@wtplaw.com   |

## C. Representative Information

|    |  |   |
|----|--|---|
| 11 | Name   | Thomas C. Beach III/ Whiteford, Taylor & Preston, LLP |
|    | Mailing street address<br>or Post Office Box | Suite 1500, Seven St. Paul St.                        |
|    | City, State                                  | Baltimore, MD   |
|    | ZIP  | 21202   |
|    | Telephone (Main)                             | 410-347-8722  |



**C. Representative Information**

|                           |                   |
|---------------------------|-------------------|
| Telephone (Secondary)     | 410-347-8700      |
| Fax                       | 410-223-3722      |
| E-Mail                    | tbeach@wtplaw.com |
| 12 Association with Owner | Attorney/client   |

**D. Alternate Contact [If Any]**

|           |  |
|-----------|--|
| Name      |  |
| Telephone |  |
| E-Mail    |  |

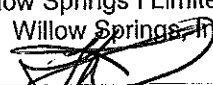
**E. Explanation of the Basis / Justification for the Requested Rezoning**

|    |   |
|----|---|
| 13 | To rezone 24'X704' m/l strip on east side of Parcel B (originally intended to be an access fee strip to northeast corner of property before Parcels A&B were subdivided from original parcel) from RC-DEO to POR to conform to zoning of Parcels A & B; to rezone rear strip on northerly edge of Parcels A & B from POR back to RC-DEO, the same zoning as Lot 29. Narrow strip on easterly edge of what is now Parcel B was inadvertently left out of configuration for "proposed" Parcels A & B when subdivided, thus separating POR zoned parcels from property line of adjoining commercial parcel owned by entity which will acquire Parcels A & B from Owner. There will be no net loss of RC-DEO land nor of POR land. This is first step in an eventual swap of strips accomplished by a reconfiguration of Lot 29, Parcel A, and Parcel B, all of which are contiguous. |
|----|---|


**F. List of Attachments/Exhibits**

|    |  |
|----|--|
| 14 | 1.) Plat showing current layout of Parcels A & B and part of Lot 29; Willow Highlands at Willow Springs Golf Course.<br>2.) Plat showing revised layout of Parcels A & B and Part of Lot 29; Willow Highlands at Willow Springs Golf Course. |
|----|--|

**G. Signatures**

|    |       |   |           |
|----|-------|---|-----------|
| 15 | Owner | Willow Springs I Limited Partnership<br>By: Willow Springs, Inc., Gen. Partner<br>By:  President | Owner (2) |
|    | Date  | 12/5/12   | Date      |

|                          |   |
|--------------------------|---|
| <input type="checkbox"/> | Additional owner signatures? <b>X</b> the box to the left and attach a separate signature page. |
|--------------------------|---|

|    |                          |   |
|----|--------------------------|---|
| 16 | Representative Signature |  Thomas C. Beach III |
|    | Date                     | 12/5/12   |

|              |               |        |
|--------------|---------------|--------|
| DPZ Use Only | Amendment No. | 15,001 |
| Notes        |               |        |
|              |               |        |
|              |               |        |

## H. Instructions for the Comprehensive Zoning Plan Zoning Map Amendment Request Form

|                      |   |
|----------------------|---|
| General Instructions | <p>This form was designed for use as a Microsoft Office Word 2007 document. It is preferred that these request forms be filled out using this Word version. If you want to fill out a hand-written (or typed) request form instead, there is a different form available for that method.</p>  |
|                      | <p>To move between the table entry areas, you can Tab or Right Mouse Click. The table entry areas are formatted; do not alter this formatting.</p>  |
|                      | <p><b>You must maintain the integrity of the request form as a two-page form.</b> The table areas within the form are "expandable", but <b>request forms expanded beyond the two-page format will be not be accepted.</b> If you cannot fit the information within the allotted space, mainly in Section E and Section F, include attachments as indicated in the instructions below.</p> |
|                      | <p>Only paper request forms with original signatures will be accepted for processing (i.e., no email or faxed versions). When you submit the request form, please <u>do not include these instruction pages.</u></p>  |

↓ **THESE INSTRUCTIONS ARE KEYED TO THE ITEM NUMBERS TO THE LEFT OF THE AREAS TO ENTER INFORMATION.**

|       |   |
|-------|---|
| 8     | Owner Name  |
| 1     | Enter the street address number and the street name only (not the "City, State, Zip"). Only use the official address number and street name as assigned by Howard County [the addresses given in the State Department of Assessments and Taxation data can often not be the official addresses, and could lead to confusion.]   |
| 2     | Enter the one or two digit Tax Map number and Grid number as assigned to the property/properties by the State Department of Assessments and Taxation ("SDAT"). If you do not know, you can determine these online by going to: <a href="http://sdatcert3.resiusa.org/rp_rewrite/">http://sdatcert3.resiusa.org/rp_rewrite/</a> , and search for Howard County properties.   |
| 3 & 4 | Enter the Parcel and Lot number(s) as assigned by SDAT. Multiple numbers should be separated commas. If there is no Lot number, enter "N/A". Do not enter any other numbers which may be shown on the SDAT search page under "Sub District", "Subdivision", "Section", "Block", or "Assessment Area".   |
| 5     | <p>Enter the two digit District number and the six digit Account number as assigned by SDAT. These appear near the top of the SDAT search page as</p> <p>Account Identifier:      District - 02 Account Number - 218488</p>   |
| 6     | If the property is one acre or larger, enter the number in "Acres". If the property is smaller than one acre, enter the number in "Square Feet". Leave the other one blank.   |
| 7     | For these entries, you must enter the Zoning District "codes" as listed on Page 2 of the Zoning Regulations, (for a link to the Zoning Regulations, go to <a href="http://www.howardcountymd.gov/compzoning">www.howardcountymd.gov/compzoning</a> ), or eventually, the codes for new districts that may be proposed in the Comprehensive Zoning Plan. Enter the code only, (examples; "RC" or "B-2"), not the description (examples; "Rural Conservation" or "Business: General"). You must enter a single specific district request. Do not enter multiple district requests (i.e., "B-1 or B-2 or SC"; "R-SA-8 or R-A-15"). |
| 8     | Enter the property owner(s) name according to the SDAT search page for the property, except you do not need to put the last name first like SDAT does. If the property owner is a business entity of some type, enter the business entity name.   |
| 9     | Enter the mailing address at which the property owner(s) will directly receive mail, and the telephone number(s) which can be used to directly contact the property owner(s). If the property owner is a business entity, also enter the appropriate contact person's name next to the telephone number(s).   |
| 10    | Enter the email address(es) which can be used to contact the property owner(s). Although this entry is optional in consideration of those who may not use email, it is highly recommended that you provide this information if you do use email because email is a quick, effective, and relatively non-intrusive method of contacting applicants. If you are reluctant to provide a personal email address, please consider setting up an alternate email address for this purpose.  |
| 11    | Enter the name and other contact information of the person officially representing the property owner(s), if applicable.  |
| 12    | Enter the description of how the representative is associated with the property owner(s) (e.g., "Attorney", "Contract Purchaser", "Employee", "Designated Representative")  |

|    |  |          |       |          |
|----|--|----------|-------|----------|
| 13 | Enter a brief explanation of why you believe the requested new zoning for the property is more appropriate than the existing zoning and/or the factors that justify the requested new zoning district or are evidence of why the current zoning district is no longer appropriate. As noted above in the General Instructions, do not expand the table beyond the space given. If you want or need to provide a longer explanation than can fit in the space given, enter the most concise summary explanation as you can, and then state "See the attached continuation". It is required that you provide a true summary statement on the form at a minimum. <b>Forms will not be accepted</b> if Section E. only includes a statement like "See attached supplement", "See attached exhibit" or similar. The purpose of this is to give persons an "at-a-glance" basic understanding of the request, without requiring an in-depth review of all the longer explanation details. |          |       |          |
| 14 | If there are attachments or exhibits, enter a list of the items here in the format: 1. [Description of first attachment]; 2. [Description of second attachment]; etc. To save space, list across left-to-right, not as a table with each item on its own line. The purpose of this section is to have a list to check against the exhibits, in case an exhibit might become lost or misplaced.   |          |       |          |
| 15 | All property owners of record must sign the request. Prior to printing the form and signing it, enter the name of the person signing at the top-left portion of the signature area:<br><br><table border="1" style="width: 100%;"> <tr> <td style="width: 10%;">15</td> <td style="width: 10%;">Owner</td> <td>Jane Doe</td> </tr> </table> <p>Please note that if the property owner is a business entity, this entry should be the name of the person authorized to sign on behalf of that entity, not the name of the entity. Then print the form and sign and date it in ink. (Remember, there is no need to print these instructions!) If your printer supports duplex printing (i.e., printing on both sides), print the form that way, otherwise, print as two pages. If there are more than two property owners of record, "X" the box as indicated and provide an attached page with any additional names and signatures.</p>   | 15       | Owner | Jane Doe |
| 15 | Owner  | Jane Doe |       |          |
| 16 | If applicable, the person listed as the representative in Section C. signs and dates here.   |          |       |          |

|                                |  |
|--------------------------------|--|
| <b>Deadline for Submission</b> | <b>Forms must be submitted no later than 5:00 p.m. on December 14, 2012.</b> |
|--------------------------------|--|

|                                      |  |
|--------------------------------------|--|
| <p><b>How to Submit the Form</b></p> | <p>To submit the form by mail or other delivery service, the address is:</p> <p style="text-align: center;"><b>Ms. Cindy Hamilton, Chief</b><br/> <b>Division of Public Service and Zoning Administration</b><br/> <b>Department of Planning and Zoning</b><br/> <b>3430 Court House Drive</b><br/> <b>Ellicott City, Maryland 21043</b></p> <p>To submit the form in person, drop off at: <b>Zoning Service Counter, 1<sup>st</sup> Floor</b><br/> <b>3430 Court House Drive</b><br/> <b>8:00 a.m. to 5:00 p.m., M through F</b></p> <p><b>We require forms with original signatures, so we are unable to accept or process forms sent in by email or by fax.</b></p> |
|--------------------------------------|--|

|            |   |
|------------|---|
| <b>Fee</b> | <b>\$250 for each map amendment request. Checks payable to "Director of Finance".</b> |
|------------|---|

|   |   |
|---|---|
| <p><b>If You Have Any Questions</b></p> | <p>Principal contact in the Division of Public Service and Zoning Administration:</p> <p>Bob Lalush                      <a href="mailto:compzoning@howardcountymd.gov">compzoning@howardcountymd.gov</a></p> <p>Secondary Contacts at same email address: Cindy Hamilton - Zan Koldewey - JJ Hartner</p> <p><b>Due to staff time constraints in conducting the Comprehensive Zoning process concurrently with the usual case load, email is the preferred method of communication.</b> Phone messages can be left at 410-313-0500, but responses may be delayed at times. We apologize for any inconvenience caused by such a delay.</p> |
|---|---|

NAD'27

P/O LOT 29

N 77°02'47" W 24.58'

PIPESTEM AREA PART OF LOT 29  
16940± SQ. FT.  
0.3889± ACRES

S 77°02'47" E 657.64

293.08

364.56

PARCEL A

197757± SQ. FT.  
4.5399± ACRES

N 15°09'23" E  
372.93

PARCEL B

196071± SQ. FT.  
4.5012± ACRES

N 25°26'41" E 652.68

S 25°26'41" W 704.01

S 25°26'41" W 707.65'

S 25°26'41" W 942.06

NAD 27

P/O LOT 29

S 25°26'41" W 25.52'

ADDED TO LOT 29  
16940± SQ. FT.  
0.3889± ACRES

S 15°09'23" W 24.93'

N 77°02'47" W 682.22'

S 77°02'47" E 677.66'

317.66

360.00

S 25°26'41" W 942.06'

PARCEL B

205097± SQ. FT.  
4.7084± ACRES

S 25°26'41" W 682.13'

N 25°26'41" E 627.17'

PARCEL A

188731± SQ. FT.  
4.3327± ACRES

N 15°09'23" E  
348.00'

15°  
2"E